



**5 Stephen Street**  
 Taunton, TA1 1LD  
 £210,000 Freehold

			<b>D</b>
<b>3</b>	<b>1</b>	<b>2</b>	<b>EPC</b>

**Wilkie May & Tuckwood**

## Floor Plan



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given. Made with Metropix ©2023



**GROUND FLOOR:** ENTRANCE HALLWAY, SITTING ROOM/DINING ROOM: 24'3" x 12'5" max (7.39m x 3.78m max), KITCHEN: 11'1" x 7'8" (3.37m x 2.33m), UTILITY ROOM: 8'7" x 4'2" (2.61m x 1.27m), SHOWER ROOM: 8'1" x 4'0" (2.46m x 1.21m)

**FIRST FLOOR:** LANDING, BEDROOM ONE: 15'1" x 12'3" (4.59m x 3.73m), BEDROOM TWO: 11'9" x 9'5" (3.58m x 2.87m), BATHROOM: 11'3" x 4'1" (3.42m x 1.24m), NURSERY/STUDY: 8'4" x 3'9" (2.54m x 1.14m)



## Description

A spacious and well-presented two/three bedroom Victorian terrace home which is conveniently located close to Taunton town centre.

The property features a South facing courtyard garden with a pedestrian rear access, uPVC double glazing throughout and a gas fired central heating system.

With two spacious double bedrooms and a nursery/study, this charming property is perfect for families or those looking for a character home close to amenities.

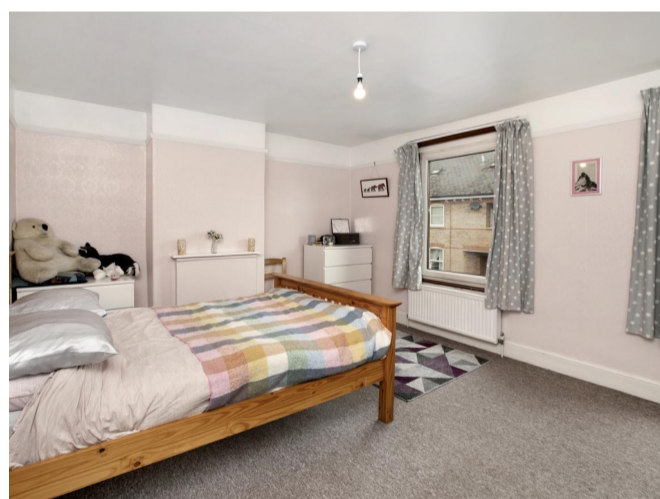
- Victorian Terrace Home
- 2/3 Bedrooms
- Close To Town Centre
- Gas Central Heating
- uPVC Double Glazing
- South Facing Courtyard Garden
- No Onward Chain



The accommodation is arranged over two floors and comprises in brief; entrance hallway with stairs leading to the first floor, living room/dining room with a uPVC double glazed bay window providing aspect to the front, a kitchen which is fitted with a range of matching wall and base storage units, roll edge work surfaces, integrated electric oven with four ring gas hob and extractor fan above, stainless steel sink with hot and cold mixer tap plus space for a fridge/freezer. The utility room offers access into the rear garden and has space for a tumble dryer.

The ground floor accommodation is completed with a shower room comprising low level wc, wash hand basin and a shower cubicle. On the first floor there are two double bedrooms, a box room/study and a family bathroom comprising low level wc, wash hand basin and panelled bath. Externally, there is a private, South facing courtyard garden with a pedestrian rear access. There is an outside tap and several raised planters. To the front of property there is a smaller area of garden ideal for storage of bins/recycling boxes. The property is offered to the market with no onward chain.

WM&T



### GENERAL REMARKS AND STIPULATIONS:

**Tenure:** The property is offered for sale freehold by private treaty with vacant possession on completion.

**Services:** Mains water with meter, mains electricity, mains drainage, gas fired central heating.

**Local Authority:** Somerset Council, County Hall, The Crescent, Taunton, Somerset, TA1 4DY.

**Property Location:** [w3w.co/headed.mining.fetch](https://w3w.co/headed.mining.fetch)

**Council Tax Band:** B

IMPORTANT NOTICE Wilkie May & Tuckwood for themselves and for the vendors of the property, whose agents they are, give notice that: 1. the particulars are intended to give a fair and substantially correct overall description for the guidance of intending purchaser and do not constitute part of an offer or contract. Prospective purchasers and lessees ought to seek their own professional advice. 2. All descriptions, dimensions, areas, reference to condition and necessary permissions for use and occupation and other details are given in good faith, and are believed to be correct, but any intending purchasers should not rely on them as statements or representations of fact, but must satisfy themselves by inspection or otherwise as to the correctness of each of them. 3. No person in the employment of Wilkie May & Tuckwood has any authority to make or give any representations or warranty

whatever in relation to this property on behalf of Wilkie May & Tuckwood, nor enter into any contract on behalf of the vendor. 4. No responsibility can be accepted for any expenses incurred by intending purchasers in inspecting properties which have been sold, let or withdrawn. Photographs taken and details prepared August 2023. MEASUREMENTS AND OTHER INFORMATION All measurements are approximate. While we endeavour to make our sales particular accurate and reliable, if there is any point which is of particular importance to you, please contact the office and we will be pleased to check the information with you.

Code of Practice for Residential Estate Agents: Effective from 1 August 2011:

<sup>8</sup> Financial Evaluation 8a At the time that an offer has been made and is being considered by the seller, you must take reasonable steps to find out from the prospective buyer the source and availability of his funds for buying the property and pass this information to the seller. Such information will include whether the prospective buyer needs to sell a property, requires a mortgage, claims to be a cash buyer or any combination of these. Such relevant information that is available should be included in the Memorandum of Sale having regard to the provisions of the Data Protection Act.8b These reasonable steps must continue after acceptance of the offer until exchange of contracts (in Scotland, conclusion of missives) and must include regular monitoring of the prospective buyer's progress in achieving the funds required, and reporting such progress to the seller.

The agent has not tested any apparatus, equipment, fixtures and fittings or services and so cannot verify that they are in working order or fit for their purpose. A Buyer is advised to obtain verification from their solicitor or surveyor. References to the Tenure of the Property are based on information supplied by the Seller. The agent has not had sight of the title documents. A Buyer is advised to obtain verification from their Solicitor.



rightmove

Tel: 01823 332121

Winchester House, Corporation Street, Taunton, Somerset, TA1 4AJ

WM&T